



City of Nashua
Planning Department

229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
WEB www.nashuanh.gov

VARIANCE APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL NOT BE ACCEPTED

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. Please print clearly or type.

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST

Zoning District Sheet Lot

2. VARIANCE(S) REQUESTED:

We would like to remove the garage and mudroom and replace it with a two story addition. The back corner of the building would go from being 8ft to 7ft, 3 in to the property line instead of the required 10 ft.

190-16, Table 16-3 setback

II. GENERAL INFORMATION

1. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)

(Print Name):

Applicant's signature Date

Applicant's address

Telephone number H: C: E-mail:

2. PROPERTY OWNER (Print Name):

*Owner's signature Date

Owner's address

Telephone number H: C: E-mail:

*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

*A21-0099
5/11/21*

III. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

- 1. **Granting of the requested variance will not be contrary to the public interest**, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance, and it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

Requested addition would add value to home and neighborhood. The design of the
addition is common to the style of housing in this neighborhood. The addition would be
slightly closer to the property line than the existing garage is currently.

- 2. **The proposed use will observe the spirit of the ordinance**, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

Yes. The addition would not alter the essential character of the neighborhood as the
design is similiar to the style of housing in this neighborhood. The project would add
aesthetic beauty to the neighborhood because we are removing an undersized garage
and putting in a new addition making the house similiar to those around it. The
character and style of the house would not stand out and would blend in with the other
homes in the neighborhood.

- 3. **Substantial justice would be done to the property-owner by granting the variance**, because: (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

The addition would add significant square footage to downstairs living space. Also the
stairs to the 2nd level of the home would be adjacent to the addition making it easier
to add bedrooms upstairs. Building the addition in this location still leaves ample yard
space and greenery.

- 4. **The proposed use will not diminish the values of surrounding properties**, because: (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

The addition would add significant square footage to the home with minimal impact to
neighbor. There would still be sufficient space between property lines to walk around,
mow, etc...

- 5. **Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship,** because: (The applicant must establish that because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

Variance is requested because building on the opposing side of the house would be difficult to design as the master bedroom suite is on that side and is only one story. Building on that side of the house would also be cost prohibitive to attain the same square footage living space due to the fact that you would initially lose the master suite. This would also restrict living space during the construction. The proposed plan keeps the house balanced in the same manner that exists today. The proposed plan also maintains the primary living space during construction.

IV. USE VARIANCE ADDITIONAL INFORMATION

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- a. Total number of employees Number of employees per shift
- b. Hours and days of operation
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors
- d. Number of daily and weekly commercial deliveries to the premises
- e. Number of parking spaces available
- f. Describe your general business operations:

- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation:

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those points specifically mentioned are affected by action taken on this appeal.

Signature of Applicant

Print Name

Date

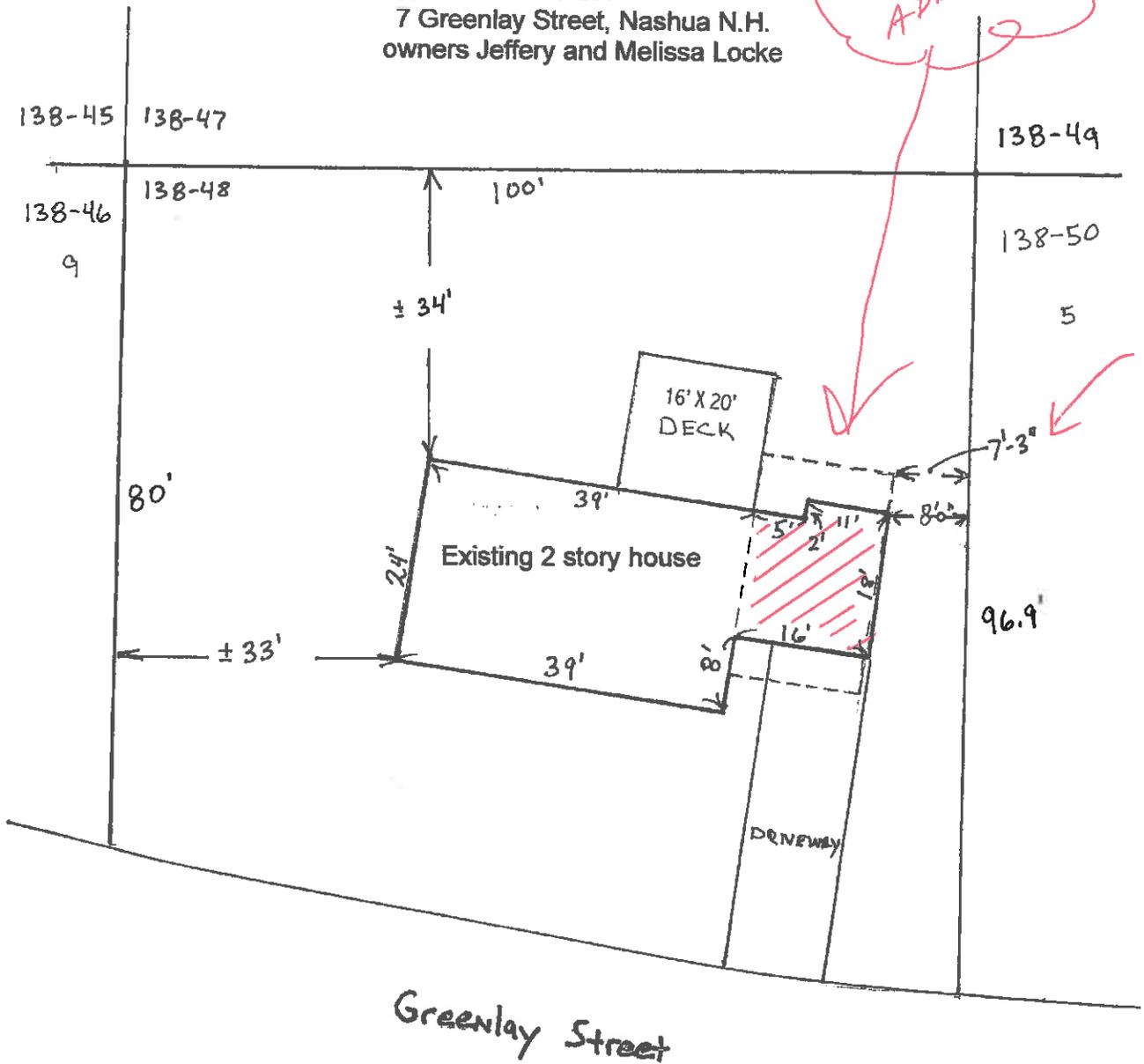
Date

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

- I will pick it up at City Hall
- Please email it to me at
- Please mail it to me at

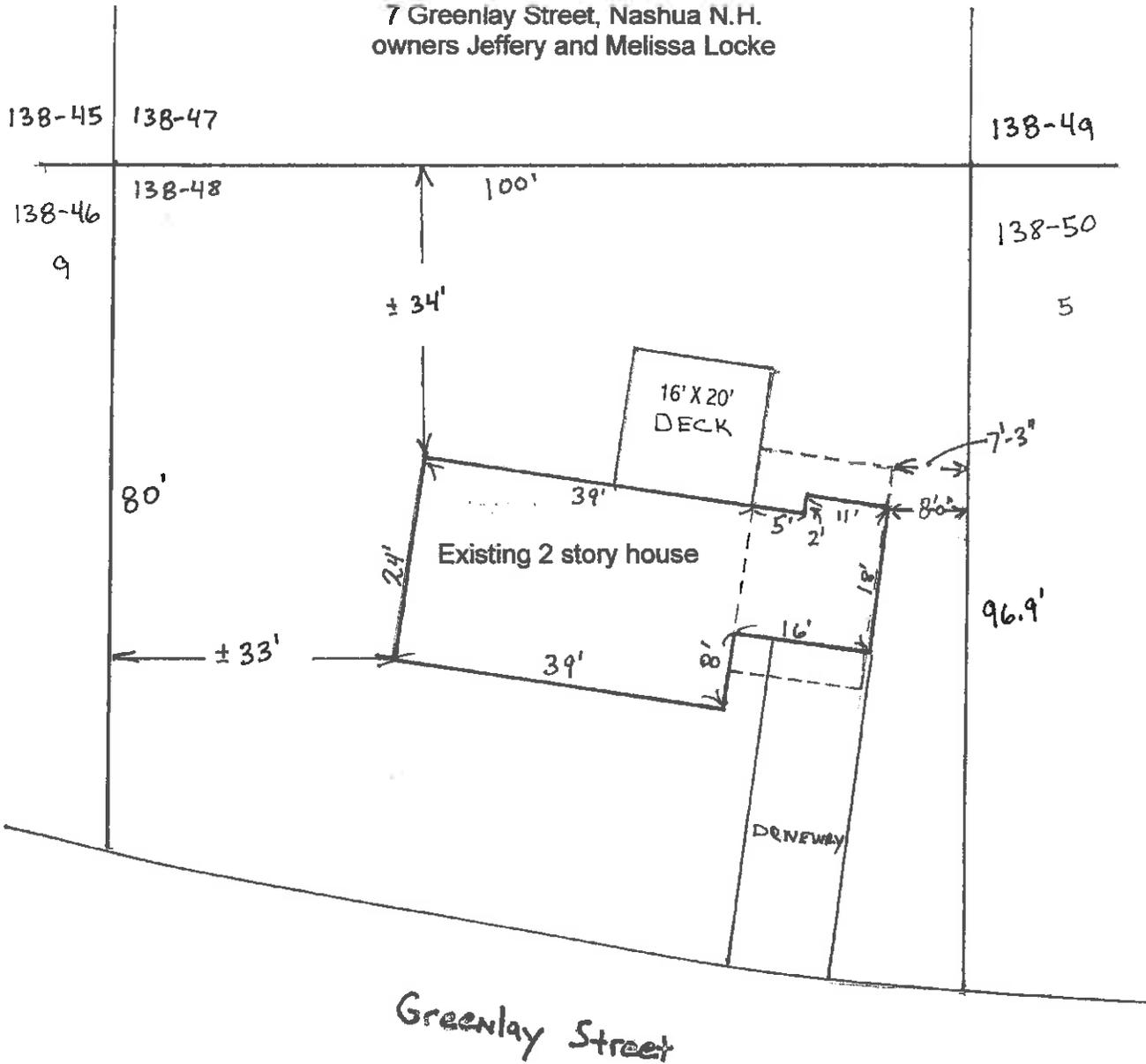
PLOT PLAN
FOR
7 Greenlay Street, Nashua N.H.
owners Jeffery and Melissa Locke

PROPOSED
ADDITION

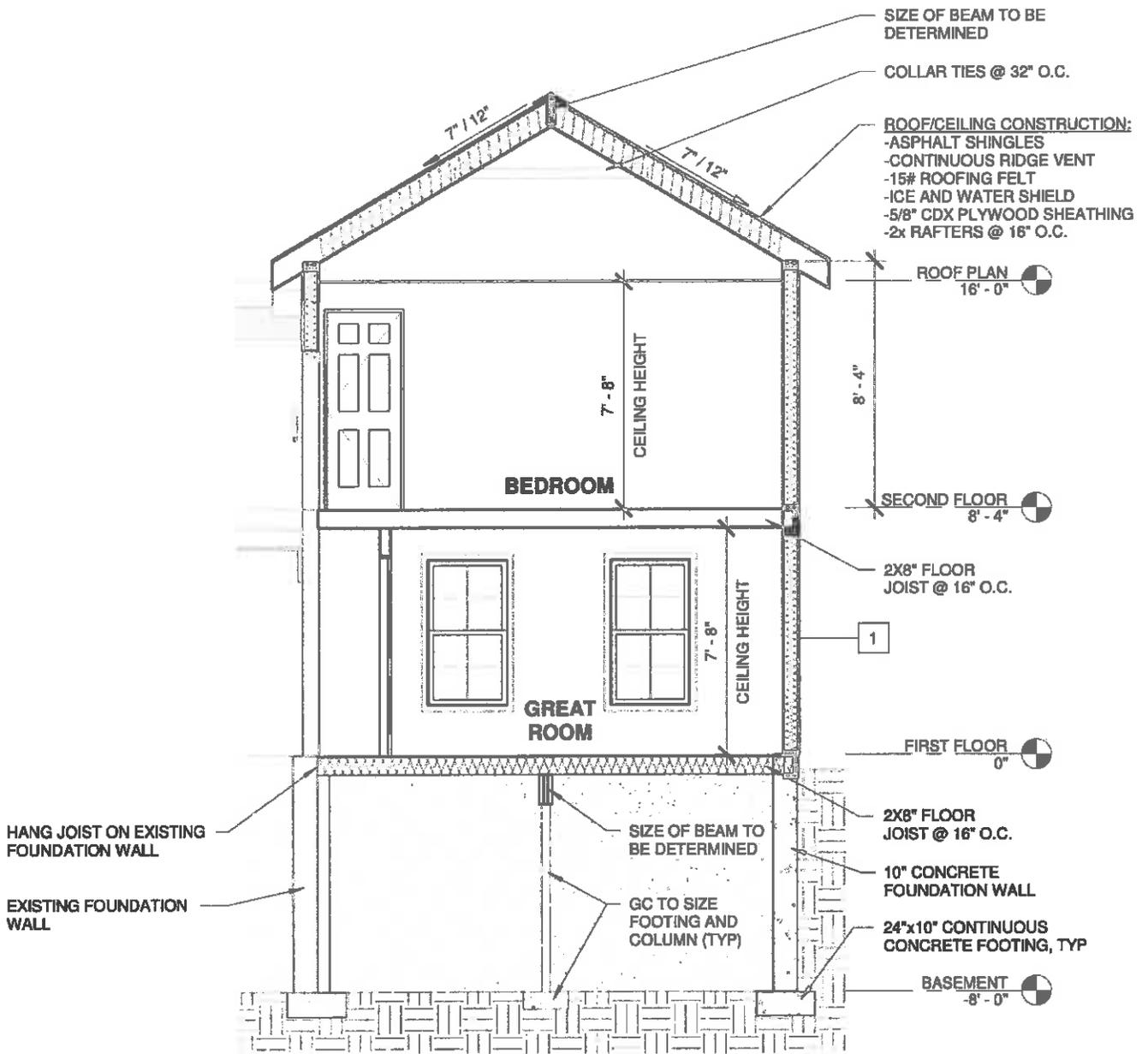


Proposed 2 story addition to 7 Greenlay Street, Nashua N.H.
Existing mudroom and garage would be removed and replaced with a 16' x 26'- 2 story wood framed addition. Addition would extend 4' in front and to the rear of the existing structure.
Scale 1/16 = 1'

PLOT PLAN
FOR
7 Greenlay Street, Nashua N.H.
owners Jeffery and Melissa Locke



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Please note, after this drawing we decided to not do a full basement and plan on 4ft footings.

7 Greenlay St



Image capture: Aug 2011 © 2021 Google

Nashua, New Hampshire

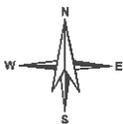


Street View





7 Greenlay St





7 Greenlay St

